

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Larry D. Simons, CBN 179239 SULMEYERKUPETZ 333 South Hope Avenue, 35 th Floor Los Angeles, CA 90071 PH: 213.626.2311; FAX: 213.629.4520	<div style="text-align: right;">FILED</div> <div style="text-align: center;"> 03 OCT 20 PM 3:49 CLERK U.S. BKCY. COURT CENT. DIST. OF CALIF. </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: POR MAO and CHANTHAN ONG <div style="text-align: right;">Debtor(s).</div>	BY _____ CASE NO. _____ <div style="text-align: right;">DEPUTY</div> LA 02-43504 TD

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: <u>November 13, 2003</u>	Time: <u>10:30 A.M.</u>
Location: <u>Courtroom 1345; 255 East Temple Street, Los Angeles, CA 90012</u>	

Type of Sale: ☒ Public ☐ Private Last date to file objections: October 30, 2003

Description of Property to be Sold: Single Family Residence located at 4702 Pixie Avenue, Lakewood, California 90712, APN 7152-010-015

Terms and Conditions of Sale: Purchaser Atsushi J. Kira. \$417,000 cash, with \$12,510.00.00 deposit. The sale is subject to Court approval and overbid as described below.

Proposed Sale Price: \$417,000.00

Overbid Procedure (If Any): Initial overbid of \$420,000.00, and subsequent overbids in increments of at least \$5,000.00. Deposit of \$13,000.00 made payable to "Arnold L. Kupetz, chapter 7 Trustee" by cashier's check required 3 days before hearing. Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the successful bidder, but is unable to close the sale for any reason within 30 days of the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Larry D. Simons, Esq
SulmeyerKupetz
333 South Hope Avenue, 35th Floor
Los Angeles, California 90071
Tel: 213.626.2311 Fax: 213.629.4520

Date: October 15, 2003